



PLANNING BOARD • Town of Acton

MINUTES
PLANNING BOARD MEETING
5/4/81

CALL TO ORDER: 8:05

THOSE PRESENT: Mrs. Bayne (chairwoman); members, Mr. Weare, Mr. Becklean, Ms McCarthy, and Mr. Phillips; Mr. Dufresne, Town Planner; Mr. Louis Levine; Mr. Mark Donohoe; Ms Hedy Lopes.

SILVER HILL ROAD APPOINTMENT:

Mr. Levine and Mr. Donohoe were present to discuss with the Board the unfinished erosion problem work to be done by Mr. Power on Silver Hill Road in the Ridgewood Estates Subdivision. They asked that before the Board takes the bond they would like to be given the chance to completely correct the erosion problem by May 30, 1981, which is the deadline date that the Board had previously set. Mr. Donohoe believes that a large part of the problem is the lack of water and general lawn care maintenance. The Board states that there is little if no grass growing on the ground and that a soil test should be conducted to determine if it is a soil problem.

Mr. Levine stated that it would not be fair should the Board allow Mr. Power to do the remaining work and then disapprove the quality of the work when the work was completed. Mr. Dufresne assured Mr. Levine that the work would be inspected for quality by the Engineering Department and that the same standards will be applied to the Silver Hill Road site as is applied to all other subdivision sites.

Mr. Levine stated that should the bond monies be used by the Town to relandscape every homeowners lot for the purpose of providing them with new lawns at the expense of the developer, then he would suggest that the developer litigate this matter in order to recover the monies used by the Town for the aforementioned purposes. Mr. Dufresne assured Mr. Levine that the Board has no intention of providing new lawns for every lot, but rather to relandscape only those areas necessary to stop the erosion affecting the street drainage and pond.

The Board agreed to a meeting between Mr. Dufresne, Mr. Power, Mr. Levine and Mr. Donohoe to make plans for correction of the erosion problem by May 30th.

VOUCHER: The following voucher was approved for payment by the Board:

O'Brien Stationers \$39.69

MOVED by Mrs. Bayne, second by Mr. Phillips, all in favor.

MINUTES: The following minutes were signed by Mr. Becklean, Clerk:
March 9, March 16, March 16 Cluster By-Law Hearing, March 23,
and April 6, 1981.

BOND RELEASE: The Planning Board voted to release the \$100.00 security and accrued interest posted with the Town to secure the completion of the ways and the installation of services at the Houghton Park Subdivision.

MOVED BY Mr. Weare, second by Mr. Becklean, all in favor.

SITE PLAN REVIEW: # 3/17/81 - 205 Deck House

The Board voted to accept Mr. Dufresnes review of this site plan which states that the plan proposes an expanded use which will have minimal environmental impact; but that the applicant should state what the total lot coverage of the site will be if this permit is granted.

The Board has no comments to add to this review.

MOVED by Mr. Becklean, second by Mr. Weare, all in favor.

SITE PLAN REVIEW: # 3/13/81 - 204 - McDonalds

Mrs. Bayne presented the Board with a review of the McDonalds playground site plan. Mrs. Bayne listed two sets of questions which will be sent in an I.D.C. to the Selectmen. The first set derives from the dearth of information in the application and plan and the second set can only be answered by the zoning officer.

The review also raises the issue of playground accessibility. Kelly's corner is a busy intersection and would it be safe to have an open unsupervised playground; would accessibility be possible only through the restaurant building?

The review states that the new plan presents a highly sophisticated landscaping scheme, which the Board feels confident that it will be as well done as the existing one.

MOVED by Mr. Phillips to approve this review, second by Mr. Weare, all in favor.

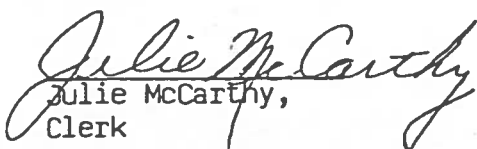
ZONING BY-LAW TECHNICAL REVIEW:

The Board reviewed and discussed Kevin Hurleys Scope of Services for a Technical Review of the Acton Zoning By-Law. The Board felt that they needed a clearer definition under Phase 3. They also wanted to have an official presentation to the Board under Phase 4. Before the presentation each member would like to have a copy of the review. The Board would like to meet with Mr. Hurley following the Presentation, to discuss the review. Mr. Dufresne and Mrs. Bayne agreed to meet and write a memorandum of understanding to the Consultant clarifying the scope of services presented.

PROJECTS: Mr. Dufresne advised the Board that he would submit at the May 11, 1981 meeting, a project listing for all projects to be considered for the upcoming fiscal year to be accomplished by the Board and the Planning office.

MEETING ADJOURNED 10:05

Respectfully Submitted,


Julie McCarthy,
Clerk